

Annual Infrastructure Funding Statement for Section 106 Planning Obligations

Reporting Period:

From 1 April 2024 to 31 March 2025



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Section 1: Introduction - Infrastructure Funding Statement requirements

- 1.1 This is the Council's fourth Infrastructure Funding Statement (IFS). It has been published in response to the legal requirements arising from the Community Infrastructure Levy Regulations 2019. The Schedule 2 regulations require all local planning authorities to publish an annual report to cover infrastructure funded by the Community Infrastructure Levy (CIL) and that which is funded or provided for through planning obligations.
- 1.2 It is important from the outset to note that the Council only collects developer contributions via planning obligations. This IFS does not cover CIL income or spending as per the regulations.
- 1.3 This IFS provides information for the 2024/25 financial year (1st April 2024 – 31st March 2025). In doing so, this covers planning obligations which have been entered into in 2024/25. These are agreements that were agreed and signed between developers and Eastleigh Borough Council in 2024/25. This IFS also provides information on monies received (including through upfront payments in lieu of a Section 106 agreement), allocated and spent on infrastructure provision and information on infrastructure and affordable housing provided for directly by developers in 2024/25 as a result of planning obligations being entered into in 2024/25 or over previous years.

Section 2: Planning Obligations and infrastructure provision

- 2.1 The Council is planning for and delivering major growth in the borough in the emerging Local Plan review. It takes a proactive approach to bringing forward development through an 'infrastructure first' approach to ensure that new homes are delivered in the most sustainable locations alongside the provision of the infrastructure that's needed in order to create excellent places to live, work and visit.
- 2.2 Under Section 106 (S106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek financial obligations for both on-site and off-site infrastructure connected to new development. They can help to mitigate the impacts of new development proposed, to make it acceptable in planning terms. The obligations may also be provided by the developer "in kind". This is where the developer builds or provides directly the infrastructure necessary to fulfil the obligation. Examples include the delivery of on-site affordable housing and on-site open space provision along with its maintenance in perpetuity.
- 2.3 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that are necessary to make the development acceptable in planning terms. They must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

2.4 These three statutory tests are set out in Regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework. Further details can also be found on the Planning Practice Guidance [Planning Obligations](#) webpage.

Infrastructure Provided and Maintained by Eastleigh Borough Council

2.5 This IFS provides information on those planning obligations through which Eastleigh Borough Council is legally responsible for ensuring compliance. There is a two-tier system of local government in Hampshire. Responsibility for council services are split between Hampshire County Council ('Upper tier' Authority) and each of the 'Lower tier' District Councils including Eastleigh Borough Council. Both Hampshire County Council and Eastleigh Borough Council therefore have specific responsibilities for providing and maintaining certain types of infrastructure.

2.6 Developers enter into planning obligations with the Council which can relate to the provision of and maintenance of infrastructure across the broad categories shown in the left sided column in Table 1 below. To provide a wider context, the right sided column shows the broad categories of planning obligations which relate to the provision of and maintenance of infrastructure which Hampshire County Council is responsible for (see Hampshire County Council's IFS for further details). The Council passes financial contributions received from developers for these categories of infrastructure onto HCC once planning permission is granted.

Table 1: Examples of infrastructure provided by Eastleigh Borough Council and Hampshire County Council

Eastleigh Borough Council *1	Hampshire County Council
Affordable housing (not infrastructure but funded through developer contributions)	Highways and transport
Open space and green infrastructure	Education
Children's play areas	Minerals and waste
Sustainable urban drainage systems (SuDS)	Public rights of way

Eastleigh Borough Council * ₁	Hampshire County Council
Sustainable transport infrastructure	Flood risk
Community facilities and relating infrastructure * ₂	Libraries
Community development workers	
Health facilities (i.e. capital infrastructure as opposed to revenue services)	
Public art	
Air quality monitoring	
CCTV	
'Start-up' business premises and training provision	
Environmental improvements	

**1 Revenue costs (annual maintenance, staffing of community buildings, staffing of health facilities, bus operator costs) are funded separately usually through various (often public sector) budgeting processes (Council tax, NHS per capita budget formulae, parish receipts, bus fare income).*

**2 Eastleigh Borough Council often requires facilities from development via planning obligations for which it is not responsible for providing (e.g. library provision which Hampshire County Council provides as a service).*

Eastleigh Borough Council's Approach to Securing Planning Contributions

2.7 The Council generally secures funding for on-site and off-site infrastructure through S106 agreements and unilateral undertakings pursuant to Section 106 of the town and Country Planning Act 1990. The Council also secures the provision of on-site and off-site infrastructure through upfront payments made

by developers. Further information on these methods for securing developer contributions can be found on the Council's [Planning Obligations](#) webpage.

- 2.8 The Council secures developer contributions as a result of planning obligations entered into, following the granting of planning permission or resolutions to grant planning permission through its [Local Area Committee](#) structure of governance. The Council is planning to review the [Planning Obligations SPD \(July 2008\)](#) following the adoption of the Eastleigh Borough Local Plan (2016-2036) in order to ensure it is fully effective for delivering the infrastructure that is needed to support the new development and growth that is proposed across the Borough. This will enable the Council to maximise the opportunities available for collecting contributions from new development for a wide range of supporting infrastructure.

Mitigating Wider Sub-Regional Development Impacts

- 2.9 In order to address the potential impacts of development proposed through the adopted Eastleigh Local Plan 2016-2036 on internationally protected nature conservation sites, some of the developer contributions collected by the Council will help fund strategic projects that cover a larger area. These include:

- Bird Aware Solent, addressing the issue of bird disturbance across the Solent
- New Forest contributions to address recreational disturbance
- Nutrient neutrality contributions to compensate for nitrates and/or phosphates from developments harming sensitive European designated sites.

Bird Aware Solent

- 2.10 Some of the Council's developer contributions are spent on mitigation measures set out in the Bird Aware Solent Strategy ([Home - Bird Aware Solent](#).) Contributions are collected from developments within 5.6km to the coast. Bird Aware Solent is the public facing body of the Solent Recreation Mitigation Partnership (SRMP) and operates across fifteen local authority areas. This includes Eastleigh Borough Council, along with Natural England, the Royal Society for the Protection of Birds, Hampshire & Isle of Wight Wildlife Trust and the Chichester Harbour Conservancy. Table 3 provides details of the funding which Eastleigh Borough Council has collected towards projects initiated by Bird Aware Solent. Contributions are transferred quarterly to the partnership, where they are pooled to implement mitigation measures. Key outputs include the provision of rangers to visit sites across the Solent, including along the Eastleigh borough coastline, positive communication and education methods and site-specific projects. The Council is also using this funding to enhance inland sites within Eastleigh Borough to attract people away from the sensitive shoreline areas. For example, a Bird Aware project has been approved which will result in access improvements at Itchen Valley Country Park.

The New Forest mitigation

- 2.11 The Council is involved in a partnership seeking to deliver a strategy to address the impact of new development on internationally protected sites in the New Forest. This partnership has published research showing where visitors come from and their impact and it will form the basis for a future mitigation strategy.
- 2.12 The Council currently allocates developer contributions towards improvements in open space, green infrastructure and woodland across the Borough as part of an interim mitigation strategy¹. The intention of these improvements is to provide Suitable Alternative Natural Greenspaces (SANGs) to reduce the overall number of trips made to the New Forest which in turn reduces recreational pressure upon its sensitive international and national nature conservation designations. Further information about proposed qualitative improvements at the Council owned and managed Itchen Valley Country Park that will be funded from these developer contributions is included in Section 5. The interim mitigation strategy also involves financial contributions to the management of recreational impacts within the New Forest protected sites.
- 2.13 The Council's interim mitigation strategy covers the period until the end of March 2027 and will enable the Council to fully address potential impacts for the borough for this time period and undertake further research and monitoring before the full strategy is finalised and agreed with the partnership.

Nutrient and Phosphate Offsetting

- 2.14 Excesses of nutrients such as nitrogen and phosphorous from different man-made sources, including agricultural fertilizers and household wastewater, make their way into bodies of water, the waterways and coastlines of the Solent region, which are protected under a variety of legislation due to their internationally important ecology. The effects of this can be significant for local wildlife, including the growth of thick layers of algae, which deprive the plants beneath of light, reducing levels of oxygen in the water, and causing disruption to the ecosystems they affect. In response to the established problem of nutrient pollutants, and to help ensure that developments achieve nutrient neutrality, Eastleigh Borough Council has put a scheme in place so that developers can offset their nutrient outputs against Council land through the purchase of credits. These are provided via planning condition outside of Section 106.

¹ [Eastleigh Borough Council Interim Mitigation Strategy to address recreation impacts on New Forest protected sites](#)

Other Infrastructure Funding Sources

- 2.15 As explained above, this IFS provides financial information relating to planning obligations which developers enter into with Eastleigh Borough Council as per the Community Infrastructure Levy Regulations 2019. It does not report on other sources of infrastructure funding. However, it is important to be aware in general terms that it is common for different funding sources to be combined to pay for new infrastructure provision. The high costs of infrastructure can sometimes mean there is a funding gap, which is bridged with other funding sources such as grant funding, revenue budgets and reserves. This funding gap can also mean that there are unavoidable delays in fully allocating and spending funds collected.
- 2.16 External funding can come from a number of different sources such as Government funds (including non-departmental Government bodies such as Homes England and Sport England) and utility companies which have a statutory responsibility to provide for critical and essential infrastructure (e.g. electricity, gas and wastewater connections).

Section 3: Developer Contributions Reporting for 2024/25

- 3.1 This Section includes details of developer contributions which have been entered into and secured, received, allocated and spent over the course of 2024/25.
- 3.2 Table 2 provides a summary of the key developer contributions data for developments in Eastleigh Borough for the 2024/25 period. It shows the following:
- **Monies entered into / secured** – this is the amount of money agreed in developer contributions in 2024/25. It reflects the number of planning permissions granted and the infrastructure needed to support development.
 - **Monies received** – full or partial contributions paid by developers in 2024/25. Contributions are often paid in instalments at different stages in the development. Monies received may therefore include contributions agreed before 2024/25.
 - **Monies allocated** – monies received in full and then allocated for a defined project in 2024/25. Monies allocated may include contributions received and agreed before 2024/25.
 - **Monies spent** – contributions that were spent in 2024/25. This may relate to contributions allocated, received and agreed before 2024/25.
- 3.3 Contributions from small developments permitted at the start of the financial year may be entered into / secured and the monies received, allocated and spent within the same financial year. However, contributions may be collected in instalments, from a variety of developments and it may be several years before they can be spent.
- 3.4 The figures in Table 2 do not take account of direct provision by developers on-site, for example affordable homes or open space. This information is provided later in this section.

Table 2: Financial Contributions Data for the 2024/25 Reporting Year

Financial Contributions	Total Amount
Entered into* ¹	£594,801.79
Received	£2,799,314.52
Allocated	£1,037,259.60
Spent* ²	£3,678,433.38

*1 – This may increase as it does not take account of indexation (inflation / deflation) that may be applied when the monies are due

**2 – Does not include monies spent by a third party (e.g. Bird Aware Solent / transport contributions – see Table 3 for further details) nor monies internally transferred within Eastleigh Borough Council for supervision and maintenance of open spaces and play areas.*

- 3.5 It is recognised that taken on their own that the figures in Table 2 may be difficult to quantify or interpret. In broadly explaining the headline figures in Table 2, the figure of £594,801.79 relates to financial contributions which are entered into / secured through an upfront payment in lieu of a S106, a formal S106 agreement or unilateral undertaking pursuant to S106 of the Town and Country Planning Act 1990.
- 3.6 A legal agreement sets out all of those financial contributions that will be due to be paid to the Council. In terms of a S106 agreement, these are received by the Council once a certain trigger point is met by a developer. For example, upon the commencement of development or the completion of a certain percentage of homes. Financial contributions received by the Council can also be paid by a developer in separate instalments as a development commences. This arrangement helps the Council meet its objective to provide infrastructure ahead of residential development becoming occupied.
- 3.7 In order to justify and secure contributions in a legal S106 agreement in the first place the Council in many cases will name a specific infrastructure project that the obligation is intended to fund. Up until September 2019, Councils were capped up to a maximum of five S106 contributions to fund the same item of infrastructure due to pooling restrictions that were in place. Funds are often 'earmarked' for specific purposes or projects but will not show in this report as formally 'allocated', which is a subsequent stage in the process, sometimes not until several months later. (See later in this section for examples of earmarking of funds for purposes or projects.)
- 3.8 The received monies are allocated to an infrastructure scheme by formal decision of the Council's five Local Area Committees but only once these are ready to be spent on a defined project. The gap in timing for financial contributions received to then be formally allocated and subsequently spent may be due to the need to bridge a funding gap, aligning services and priorities with a range of external agencies such that a detailed project plan can be drafted, approved, and then, with the funding at that point, formally implemented.
- 3.9 Table 3 provides a further breakdown of the figures shown in Table 2 by infrastructure type. It is important to note from the outset, and as explained earlier in this IFS, that infrastructure can be provided for directly by the developer through a planning obligation without the need for a financial contribution to be paid to the Council, and subsequently, these are not accounted for in this table. This mostly includes on-site affordable housing and on-site open space and play provision, and as such, is covered

separately later in this Section. The amount spent on open space and leisure includes spending on maintenance and supervision of open spaces.

Table 3: Key Developer Contributions Data for the 2024/25 Reporting Year – Breakdown by Infrastructure Type

Infrastructure Type	Entered into (signed)*¹	Received	Allocated	Spent
Affordable Housing	£0	£100,746.10	£0	£0
Air Quality	£6269.86	£14,919.66	£ 9,903.45	£ 9,093.45
BREEAM	£0	£0	£ 0	£0
Community Building	£0	£0	£0	£0
Community Development Worker	£0	£ 0	£ 0	£0
Community Infrastructure	£126,401.04	£417,285.19	£ 205,720.50	£1,019,770.44
Ecology	£0	£0	£ 0	£ 0
Economic Mitigation	£0	£0	£0	£3,199.98
Employment and Skills	£0	£0	£0	£ 0
Environmental Improvements	£0	£ 0	£0	£0
Health	£11,558.08	£129,754.37	£0	£ 15,404

Infrastructure Type	Entered into (signed)*1	Received	Allocated	Spent
Monitoring Fee	£10,500.00	£41,072.83	£0	£ 92,298.97
New Forest Mitigation	£98,978.96	£326,050.73	£ 0	£ 621,010.02
Nitrates Mitigation	£0	£0	£0	£ 340,954.21
Open space and play areas	£283,461.22	£1,422,286.29 + £55,337.94 + £15,242.80	£1,463,231.76	£ 1,835,54.01
Other	£0	£54,140.28	£ 0	£ 50,179.97
Public Art	£28,795.26	£184,594.34	£ 87,942.80	£ 175,042.75
Site of Importance for Nature Conservation (SINC)	£0	£0	£0	£0
Solent Recreation Mitigation Partnership (Bird Aware)	£32,157.37	£37,883.99	N/A	£16,616.57
Sustainable Urban Drainage Systems (SUDS)	£0	£0	£0	£4,508.94
Town Centre	£0	£0	£0	£ 0
Traffic Regulation Order	£0	£0	£0	£ 0
Transport	£0	£0	£ 40,207.11	£ 263,646.09

Infrastructure Type	Entered into (signed)*1	Received	Allocated	Spent
TOTALS	£594,801.79	£2,799,314.52	£1,037,259.60	£ 4,447,369.40

**1 Entered into figures do not take account of indexation (inflation / deflation) that may be applied when the monies are due.*

At the end of 2024/25 Eastleigh Borough Council held £16.455 million of S106 contributions received in 2024/25 and previous years but not yet spent or transferred to other organisations. These monies have either been formally approved for future spend, allocated for future projects, but may be waiting for additional funding to be received, or consultation to be concluded before being formally approved or transferred, or may have been received and are awaiting allocation to specific projects in line with the Council's Corporate Objectives and the needs of the community. In addition, the Council held £1.832 million of S106 contributions for affordable housing which is ringfenced to be spent on affordable housing provision, which will be used to meet affordable targets within the Council's ongoing Housing Programme. This figure is down from £1.788 million in 2023/24 due to spending on town centre sites the Council is working on.

Forward Funding for Infrastructure Delivery

3.10 In addition to the figures provided in Table 3 and in order to ensure 'infrastructure first' the Council takes a proactive approach to allocating and in some instances spending future receipts before they have been received in the form of a developer contribution. This helps to ensure the necessary infrastructure is delivered to the residents who need it most, when it is most needed.

Key Sites with Financial Contributions Entered into in 2024/25

3.11 Table 4 shows the top three schemes funding key infrastructure and mitigation through S106 entered into between developers and the Council in 2024/25.

Table 4: Top Three Developments in Terms of the Largest Financial Agreements Entered into and Secured with Developers for the Purpose of Funding Key Infrastructure Provision – 2024/25

<p>O/19/86980: Vestal Developments Ltd, Land west of Allbrook Way, Knowle Hill, Eastleigh SO50 4LZ</p> <p>Outline planning application for up to 52no. residential dwellings (C3 use) with associated landscaping, infrastructure and access from Knowle Hill (all matters reserved except for access).</p> <ul style="list-style-type: none"> • £1449.06 plus indexation for Air Quality monitoring • £126,401.04 plus indexation for Community Infrastructure • £125,239.92 plus indexation for Open Space, District Park and Playing Fields • £68,221.30 plus indexation for Off Site Open Space and Play Area • £28,795.26 plus indexation for Public Art • £11,558.08 plus indexation for Health Provision <p>Total £361,664.66</p>
<p>F/23/95844: Eastleigh Borough Council, Land at Stoke Park Farm, Bishopstoke, Eastleigh, SO50 6DW</p> <p>Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, paths, landscaping, infrastructure and other works; and use of cemetery extension car park for SANG parking</p> <ul style="list-style-type: none"> • 90,000.00 for works and maintenance to pathways <p>Total: £90,000.00</p>
<p>F/23/95431: Home Farm, St John’s Road, Hedge End SO30 4DF</p> <p>Construction of 8 dwellings (2No. two bedroom, 4No. three bedroom and 2No. four bedroom) with associated access, parking and landscaping</p> <ul style="list-style-type: none"> • £18,715.30 plus indexation for New Forest Mitigation • £6,931.16 plus indexation for Solent Recreation Mitigation Partnership <p>Total £25,726.46</p>

Solent Recreation Mitigation Partnership (SRMP) Contributions Entered into in 2024/25

3.13 Developers entered into a total of £32,157.37 with the Council over the course of 2024/25 for developments within 5.6km of the coast for the purpose of securing Solent habitat mitigation measures.

New Forest Mitigation Contributions Entered into 2024/25

- 3.14 Developers entered into a total of £ 98,978.96 with the Council over the course of 2024/25 for the purpose of mitigating the impact of development within a 13.8km straight line catchment area upon the New Forest.

Nitrates Mitigation contributions entered into in 2024/25

- 3.15 Developers entered into a total of £0 with the Council in 2024/25 on mitigation measures for nitrates. These are now provided for through planning conditions and the purchase of credits. This ensures that new development across the borough does not add to existing high levels of nitrates in the Solent which has a detrimental impact on protected habitats and species.

Summary of Planning Obligations Entered into in 2024/25 to be Provided for Directly by Developers

- 3.16 As well as providing funding for the Council or its partners to provide infrastructure that is needed to support or make a development acceptable in planning terms whether this be through a S106 agreement, upfront payment or unilateral undertaking, developers can also provide this directly themselves as part of a development. This can be provided for both on and off-site. Whilst this does not involve a financial payment to the Council or to any other partner organisation, this will still result in financial costs for developers to factor into their viability margins.

Affordable Housing S106 Agreements Entered into in 2024/25

- 3.17 Developers agreed to 18 affordable housing units through planning obligations in 2024/25.

Public Open Space and Children's Play Areas S106 Agreements Entered into in 2024/25

- 3.18 There was one public open space or play provision through planning obligations in 2024/25.

Summary of Financial Contributions Received in 2024/25

- 3.19 The totals of financial contributions received, and their breakdown are detailed in Tables 2 and 3 above and Table 5 gives a breakdown of the top three developments providing funding:

Table 5: Top Three Developments Resulting in the Greatest Sum of Financial Contributions Paid to the Council for Key Infrastructure Provision – 2024/25

<p>Application reference: F/21/91686 – Land at Toynbee Road, Eastleigh, SO50 9DH Construction of 105 dwellings together with access from Toynbee Road, associated parking, public open space and landscaping following the demolition of existing buildings.</p> <ul style="list-style-type: none"> • £57,319.76 for Public Art • £13,200.24 for POS Wildlife Sites • £116,776.01 for POS & Play • £89,360.74 for Off Site Open Space • £139,428.47 for New Forest Mitigation • £19,366.12 for Healthcare • £215,530.41 for Community Infrastructure • £14,919.66 for Air Quality <p>Total £665,901.41</p>
<p>Planning Reference: O/13/72892 – Land West of Church Road, Bishopstoke Residential (class C3) development, community allotments and orchard, open space, car parking, details of vehicular access arrangements, and associated works. All other matters (layout, scale, appearance and landscaping) are reserved for future approval.</p> <ul style="list-style-type: none"> • £160,485.70 for Orchard Land Commuted Maintenance • £113,754.30 for Woodland Land Commuted Maintenance <p>Total £274,240</p>
<p>Planning Reference: F/19/86829 – Serenity, Heath House Lane, Hedge End, SO30 0LE</p> <p>Demolition of the existing farmhouse and associated farm buildings, a creation of a new access onto Heath House Lane, and the erection of 123 dwellings together with internal roads, pumping station, landscaping and drainage provision (amended scheme).</p> <ul style="list-style-type: none"> • £12,222.84 for Health Infrastructure • £35,031.29 for Public Art • £72,984.96 for Off Site Public Open Space and Play Area • £135,595.08 for Community Infrastructure <p>Total £255,834.17</p>

Solent Recreation Management Partnership (SRMP) Contributions Received in 2024/25

3.20 The Council received a total of £214,431.97 from developments within 5.6km of the coast for the Solent Habitat mitigation measures over the course of 2024/25.

Solent Recreational Mitigation Partnership – Contributions Spent 2024/25

3.21 The Solent Recreation Mitigation Partnership spent £557,327 over the course of 2024/25 on mitigation measures identified in the Bird Aware Solent Strategy. Contributions from each of the member local authorities have helped to fund a team of full-time and seasonal rangers, a Dog Initiatives Support Officer, monitoring, information, marketing and communications and a Partnership Coordination post. Some of this funding will be spent across the Borough. For example, Bird Aware are working in partnership with the River Hamble Harbour Authority and Natural England on new signage to try and reduce bird disturbance from paddle sports on the River Hamble.

Developer Contributions Returned to Developers in 2024/25

3.22 No refunds were made in for the year 2024/25

Monitoring Fees

3.23 For planning applications submitted on or after 1st January 2021 that have an associated Section 106 agreement with them, a S106 monitoring fee has been applied to the legal agreement. This is a charge that the applicant/developer pays to the Council and covers the officer's time in processing the legal agreement once it becomes "live", monitoring the obligations of the applicant to ensure that they are fulfilled at the relevant trigger point and then the Council's undertaking of their covenants within the agreement. As of April 2025, the fee ranged from £500 to a maximum of £10,000, depending on the size (number of dwellings) of the development. These fees were increased in October 2024. Further information on the S106 monitoring fees is set out in Table 6 below.

Table 6: Monitoring Fees

Category	Type of Development	Monitoring Fee (2023/24)	Monitoring Fee (Oct 24)
1	Small Minor (1 – 3 dwellings or creation of up to 100 sqm of floorspace)	£500	£575
2	Large Minor (4 – 9 dwellings or creation of 100 –999 sqm of floorspace)	£1000	£1,150
3	Major (10 – 49 dwellings, creation of up to 1000 – 4999 sqm of floorspace)	£3000	£3,450
4	Large Major (50 - 499 dwellings or 5000 – 9,999sqm of floorspace)	£5000	£5,700
5	Strategic Major (500+ dwellings or 10,000+ sqm of floorspace)	£10,000	£11,500

EASTLEIGH
BOROUGH COUNCIL

